



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Towne Ranch, Unit No. 1, Tract No. 2050

MEETING DATE: March 3, 1993

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Towne Ranch, Unit No. 1, Tract No. 2050, direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City and appropriate money from Development Impact Fees to cover credits for sanitary sewer and storm drain improvements in this subdivision.

BACKGROUND INFORMATION: Towne Ranch Associates, the developer of this subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The subdivision is located west of Lower Sacramento Road and north of the existing Park West subdivision, as shown on Exhibit A, and contains a total of fifty-four single-family residential lots and one lot (Lot 55) which is to be resubdivided at a later date.

It is necessary to appropriate \$770.88 for the oversize sanitary sewer main in Evergreen Drive and \$37,963.20 for storm drain system installed by the developer and given as credits on the billing schedule for this subdivision.

In addition, as a part of this project, the developer is providing a right-turn only median on Tejon Street on the west side of the intersection with Lower Sacramento Road. In order to prevent through traffic across Lower Sacramento Road on Tejon Street, the City will be constructing a similar median on the east side of the intersection.

For future reference, the developers of this subdivision have proposed a publicly-owned and maintained masonry fence along the east side of Lot 1 which fronts Lower Sacramento Road. They plan to continue this fence along future units to the north which will require reverse frontage fencing. The proposed design does not conform to the reverse frontage fence design previously approved by the Planning Commission and, therefore, must be taken back to the Planning Commission for approval. Once the Planning Commission has decided the design issue, the item will be brought back to the City Council for determination of ownership and maintenance responsibilities (public or private).

FUNDING: Developer and Development Impact Mitigation fees.


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

CTOWNE/TXTW.02M (CO.COM)

February 23, 1993

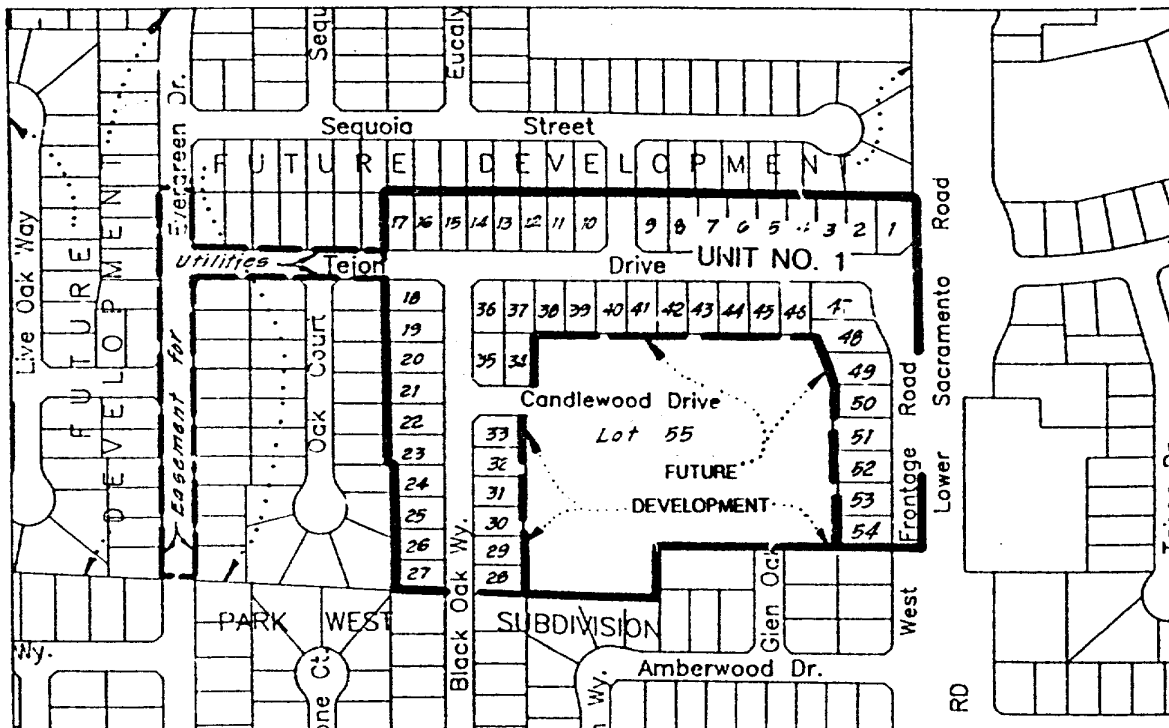


CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

TOWNE RANCH, UNIT NO. 1



N.T.S.

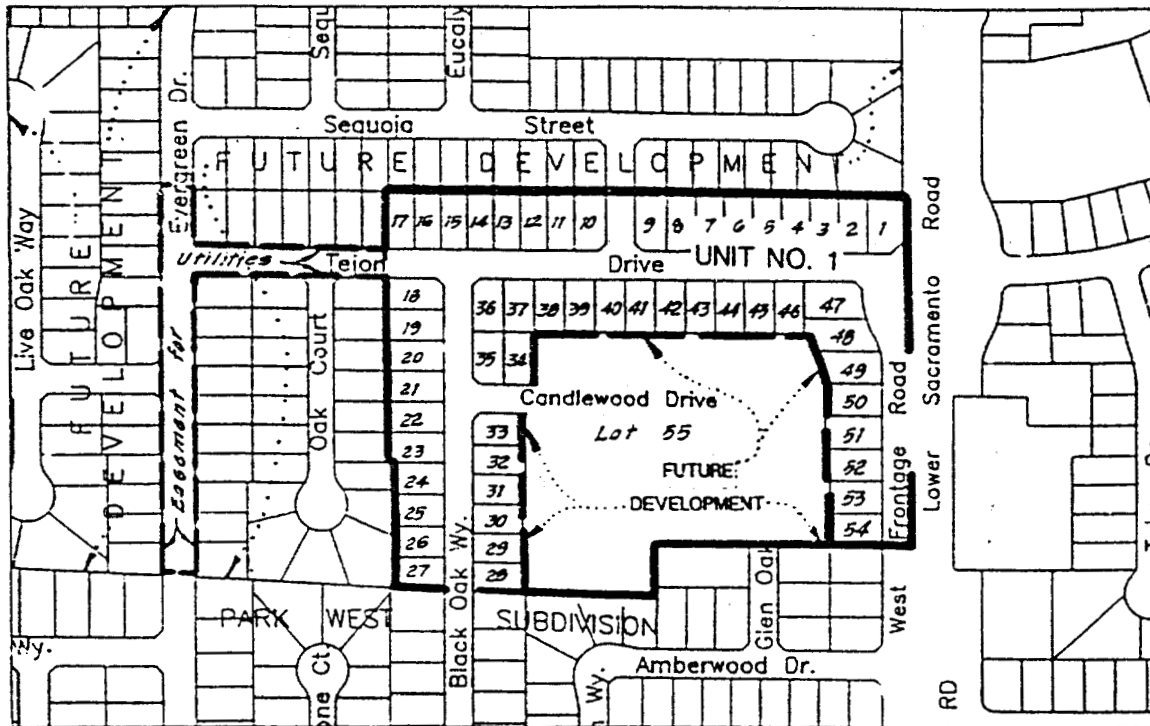


CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

TOWNE RANCH, UNIT NO. 1



N.T.S.

CITY OF LODI
SPECIAL ALLOCATION REQUEST

TO: Finance Director

DATE: March 3, 1993

FROM: City Clerk

PROJECT NUMBER:

Request is made for funds to accomplish the following project which was not included in the current budget:

<u>Description of Project</u>	<u>Estimated Cost</u>
Final Map and Improvement Agreement for Towne Ranch, Unit No. 1, Tract No. 2050--for oversize sanitary sewer main in Evergreen and for storm drain system installed by the developer and given as credits on the billing schedule for this subdivision.	

17.1-400.21-528

\$38,734.08

Approved by the City Council - March 3, 1993

(If you need more space, use additional sheet and attach to this form)

FUND OR ACCOUNT TO BE CHARGED

Current Budget \$_____ Prior Year Reserve \$_____

Contingent Fund \$_____ General Fund Surplus \$_____

Capital Outlay Reserve \$_____ Gas Tax Fund \$_____

Utility Outlay Reserve \$_____ Other (Election) \$_____

Hotel/Motel Tax Reserve - \$_____

General Fund Operating Reserve \$_____

Dixon Flynn,
Finance Director

Jennifer M. Perrin
Jennifer M. Perrin
City Clerk

Submit this form in duplicate to the Finance Director. Distribution after approval will be as follows: 1) Originating Department 2) Finance Department

3/3/93
CC-46
CC 90
CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McNATT
City Attorney

March 15, 1993

Mr. Dennis G. Bennett
Towne Ranch Associates
P. O. Box 1597
Lodi, California 95241

Dear Mr. Bennett:

The Lodi City Council at its March 3, 1993 meeting approved the Improvement Agreement between your firm and the City for the Public Improvements of Towne Ranch, Unit No. 1, Tract No. 2050.

Enclosed is a fully executed original copy of said agreement for your records.

Sincerely,


Jennifer M. Perrin
City Clerk

JMP/pn

Enc:

MCONTRACT/TXTA.02J